

CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Sacramento Architectural Services, 1300 Ethan Way, Suite 555, Sac CA 95825
OWNER Big Yellow House Partnership, 1300 Ethan Way, Suite 555, Sac. CA 95825
PLANS BY Sacramento Architectural Services, 1300 Ethan Way, Suite 555, Sac. CA 95825
FILING DATE 11-13-86 **ENVIR. DET.** Neg. Dec. filed 12-8-86 **REPORT BY** CV:tc
ASSESSOR'S PCL. NO. 277-0285-003

- APPLICATION:**
- A. Negative Declaration
 - B. Special Permit to convert an existing restaurant into an office
 - C. PUD Amendment to the Point West Schematic Plan to redesignate the restaurant use to office use
 - D. Plan Review for a 16,364+ square foot office building

LOCATION: 1799 Tribute Road (southeast corner of Exposition Boulevard and Tribute Road)

PROPOSAL: The applicant is requesting the necessary entitlements to convert and expand an existing restaurant into a 16,364+ square foot office building.

PROJECT INFORMATION:

1974 General Plan Designation: Industrial

Existing Zoning of Site: M-1, S-R-PC
 Existing Land Use of Site: Restaurant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Abandoned restaurant, office; M-1SR	Front:	25'	30'+
South: Beverly Garland Hotel; M-1-SR-PC	Side(Int):	0'	15' - 90'+
East: Beverly Garland Hotel; M-1-SR-PC	Rear:	0'	113'+
West: Office/Industrial; M-1-SR-PC			

Parking Required: 65 spaces
 Parking Provided: 66 spaces
 Property Dimensions: 193.2' x 255.0'
 Property Area: 1.09+ acres
 Square Footage of Building: Existing: 8,362, proposed: 16,364
 Height of Building: Two story
 Topography: Flat
 Street Improvements: Existing
 Utilities: Existing
 Exterior Building Materials: Wood fish scale shingles, regular
 Roof Materials: Asphalt shingles
 Color: Yellow Ochre

BACKGROUND INFORMATION:

The existing structure is approximately a 10 year old two story victorian style building. According to the applicant it has been continually unsuccessful as a restaurant.

APPLC. NO. P86-450 MEETING DATE December 18, 1986 ITEM NO 19

A special permit to develop a restaurant and revision to the Point West PUD Schematic Plan (P-7318) was approved by the Planning Commission on July 8, 1976.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use/Zoning

The subject site is developed with a vacant restaurant and is zoned Light Industrial Review Park Way Corridor (M-1-S-R-PC). Surrounding land uses include restaurant and office to the north, hotel to the south and east, and office/industrial to the west.

B. Proposal

The applicant proposes to convert and expand an existing 8,362 square foot vacant two story restaurant for office use. The site plan indicates the new two story addition will project approximately 35+ feet to the east onto an existing paved parking lot, eliminating twelve existing parking spaces. Staff has no problems with the elimination of these parking spaces since the required number of parking spaces are being provided.

Floor plans submitted indicate addition to the first and second floors of the existing structure. The existing entry on the north building elevation and existing stairway on the south elevation will be retained.

There is an existing PCA TEL/SMUD easement containing underground conduct located where the proposed building addition is to be located. The applicant has contacted both PAC Tel and SMUD regarding the feasibility of locating the proposed building over this easement. PAC TEL and SMUD are presently evaluating the feasibility of allowing the proposed building to be located over this easement and have not reached a final decision. The applicant has also indicated their willingness to relocate the SMUD/PAC Tel easement if necessary.

C. Design

The applicant proposes to duplicate the architecture of the existing structure for the proposed building addition. Exterior building materials proposed include:

- White metal roof ornament
- Asphalt shingles - roof
- White decorative wood railing
- White wood trim and shutters
- Yellow ochre wood siding and 'fish scale' shingles

Staff has no objections to the proposed yellow ochre color because it complies with the permitted colors for buildings located in the Parkway Corridor (PC) zone. No signs were submitted with this proposal. Staff, therefore, recommends the applicant submit a sign program to staff for review and approval prior to issuance of sign permits. Signage shall comply with the Point West PUD Development Guidelines. The design and color of the proposed office addition were reviewed by the Point West Architectural Review Committee and they had no comment.

D. Trip Reduction Requirements

The applicant indicates there will be a total of 50 employees at the proposed office building. This project is defined as a minor project by the Trip Reduction regulation and the applicant shall comply with the following requirements.

1. Post information provided by the City or other designated agency which describes the benefits of transit, ridesharing and bicycling as commute methods and which describes facilities, services, schedules, rates, and other pertinent information relevant to such transportation options.
2. Coordinate with CALTRANS Sacramento Rideshare personnel or other authorized ridesharing outreach agency for the distribution of information and transportation surveys to the workers within the development on an annual basis.

E. Interdepartmental Review

This proposal was reviewed by Traffic Engineering, Engineering, Fire Department, Police, Water Division, Sacramento Regional Transit District, Point West Architectural Review Board and no comments were received.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has filed a Negative Declaration.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the Negative Declaration.
- B. Approve the Special Permit to convert an existing restaurant into an office subject to conditions and based upon findings of fact which follow;
- C. Approve the PUD Amendment to the Point West Schematic Plan to designate the restaurant use to office use, subject to conditions and based upon findings of fact which follow;
- D. Approve the Plan Review for a 16,364+ square foot office building, subject to conditions and based upon findings of fact which follow.

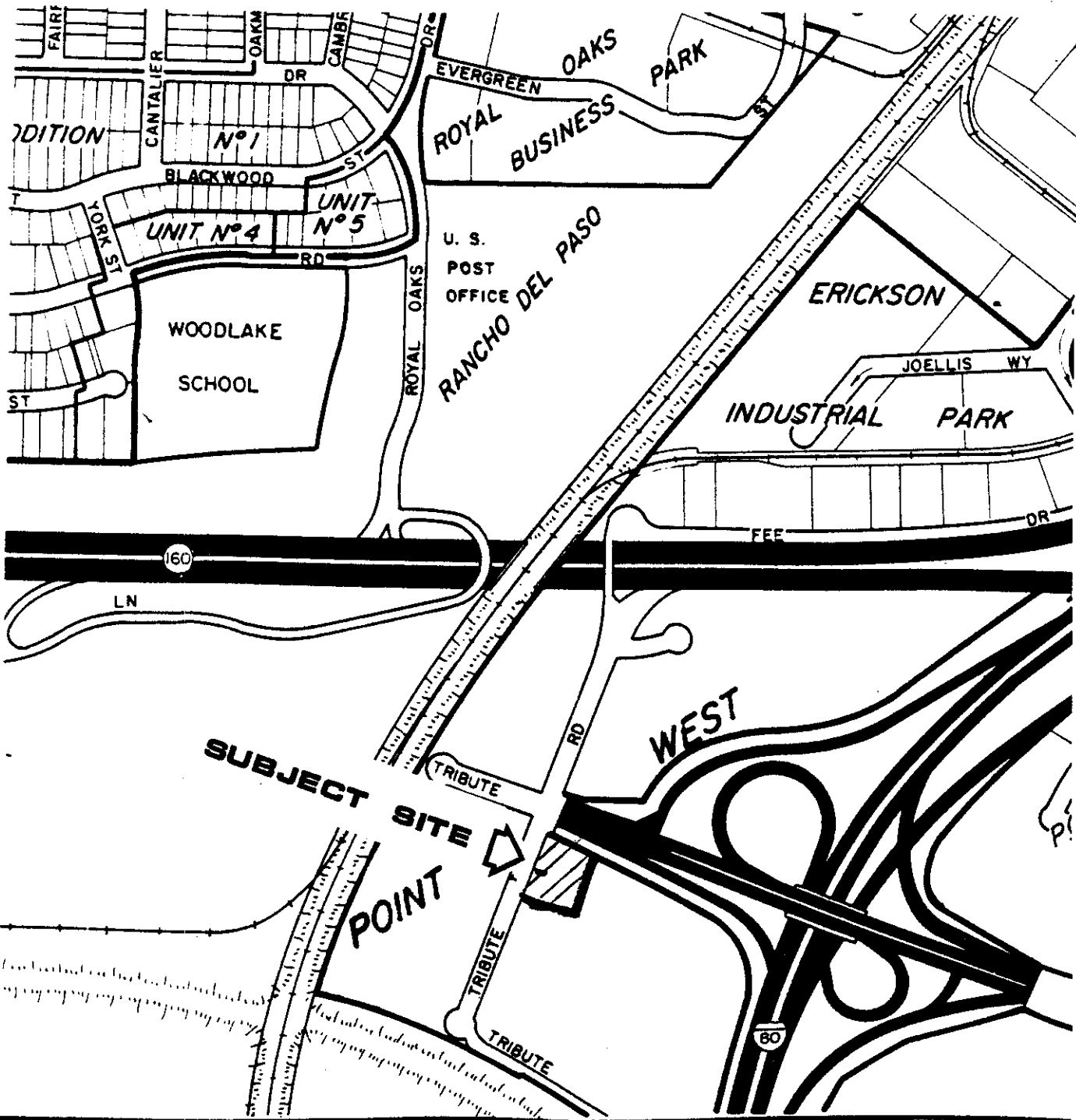
Conditions - Special Permit - PUD Amendment - Plan Review:

1. The applicant shall comply with the Trip Reduction Regulations and shall:
 - a. Post information provided by the City or other designated agency which describes the benefits of transit, ridesharing and bicycling as commute methods and which describes facilities, services, schedules, rates, and other pertinent information relevant to such transportation options.
 - b. Coordinate with CALTRANS Sacramento Rideshare personnel or other authorized ridesharing outreach agency for the distribution of information and transportation surveys to the workers within the development on an annual basis.

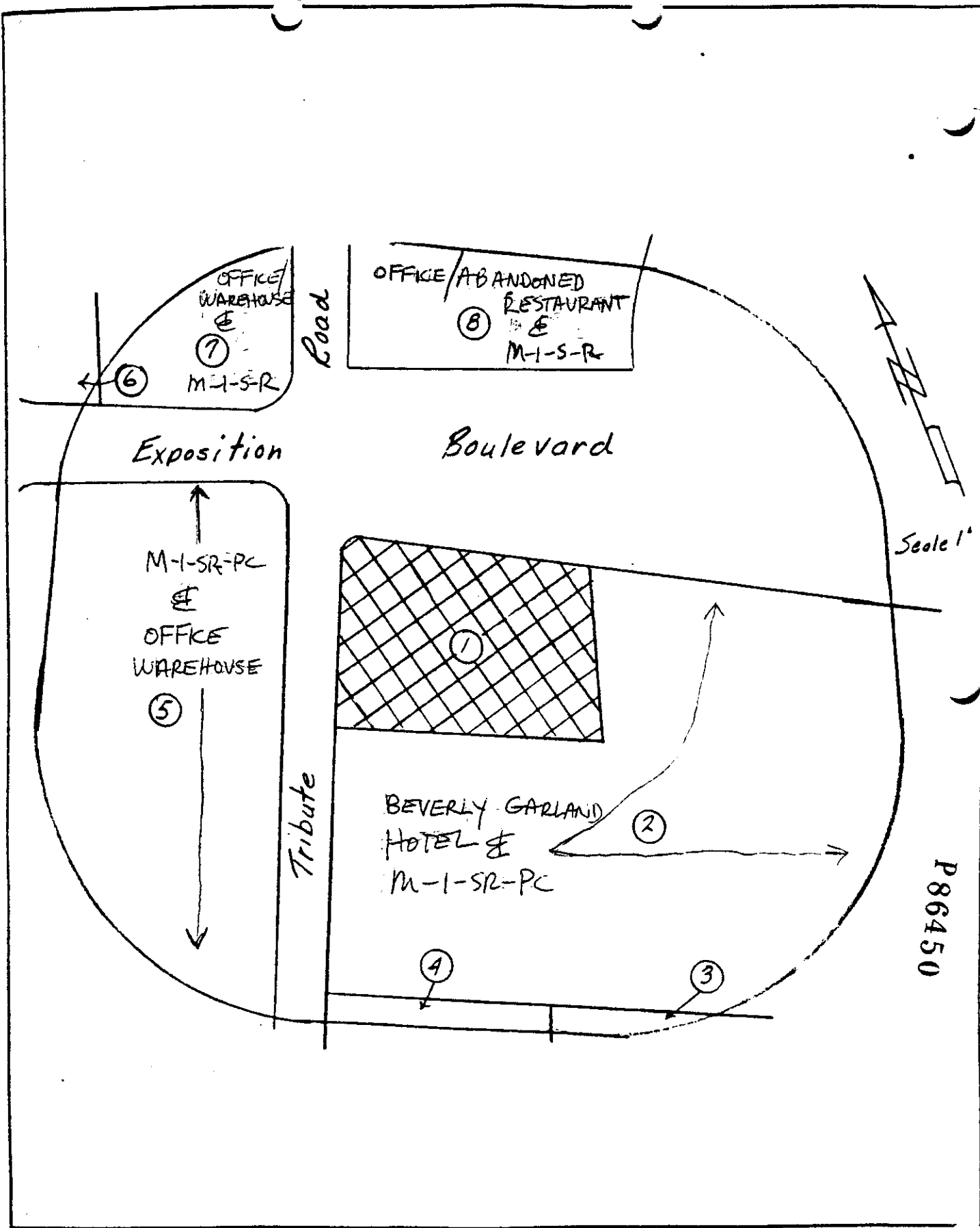
2. The applicant shall satisfy and conditions imposed by PAC TEL/SMUD regarding their existing easement as indicated on the site plan.
3. Signage shall comply with the Point West PUD Development Guidelines and shall be reviewed by staff prior to issuance of sign permits.

Findings of Fact: Special Permit - PUD Amendment - Plan Review:

1. The project is based upon sound principles of land use in that it is an expansion and conversion of a restaurant which will not negatively impact the surrounding area.
2. The proposed project, as conditioned, will not be injurious to public health, safety or welfare in that adequate parking will be provided on site.
3. The proposal is consistent with the City's Discretionary Interim Land Use Policy in that the site as Industrial Use by the 1974 General Plan and the proposed facility expansion and use conforms with the plan designation.



VICINITY MAP



LAND USE & ZONING MAP



OWNER
 THE BIG YELLOW
 1788 TRIBUTE
 SACRAMENTO,
 CALIFORNIA

PROJECT
 FOR THE BIG Y
 HOUSE PART II

DATE
 10-27-88

SCALE
 1" = 20'-0"

Sacramento Architectural Services

1401 EIGHTH ST.
 SACRAMENTO, CA 95814
 (916) 441-1111

SITE PLAN

THE BIG YELLOW
 1788 TRIBUTE
 SACRAMENTO,
 CALIFORNIA

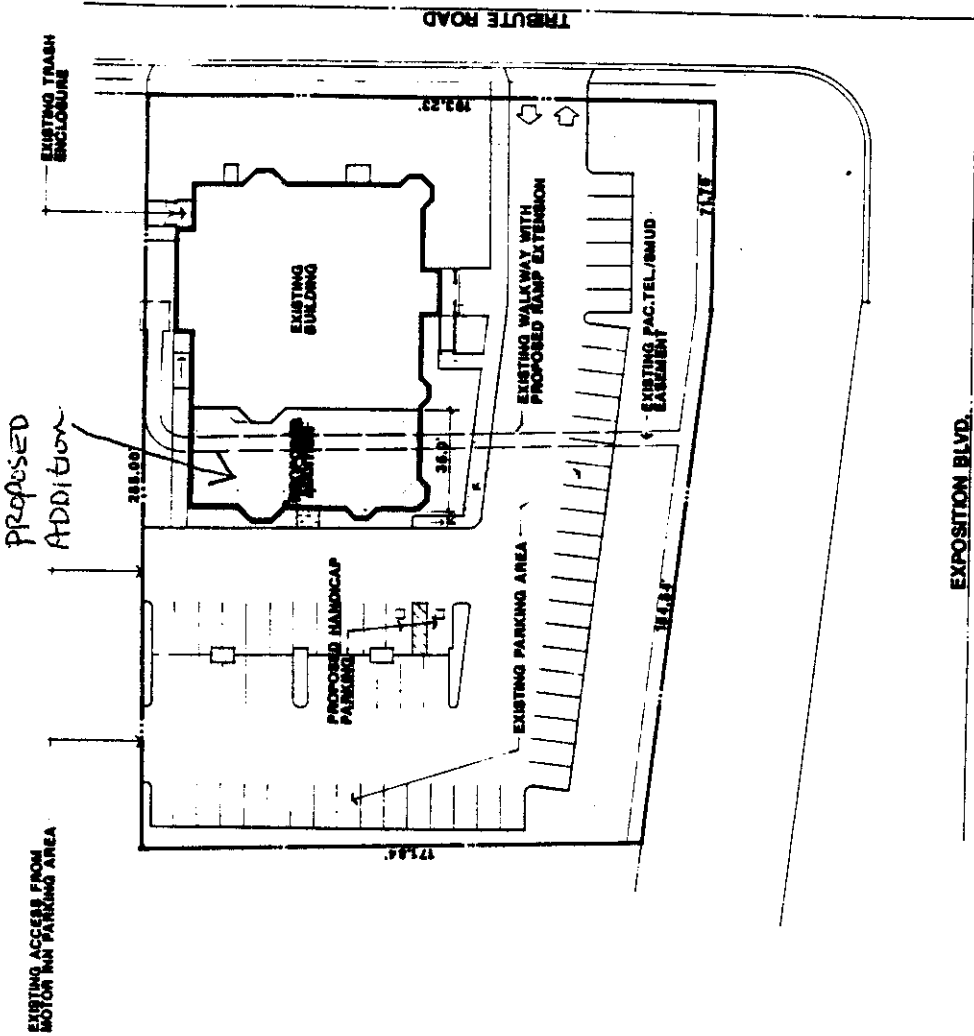
**FOR THE BIG Y
 HOUSE PART II**

PRELIMINARY DT

1-447-887

10-27-88

of 2



1" = 20'-0"

PRELIMINARY SITE PLAN



NOTES:

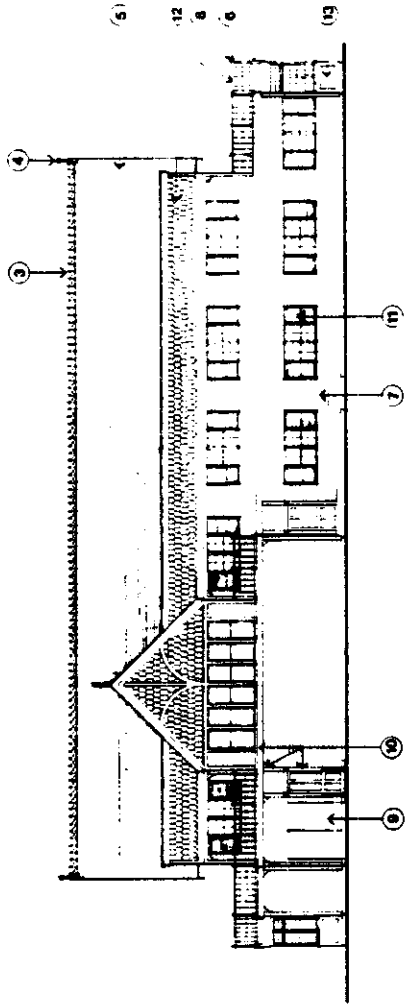
- 1. EXISTING BUILDING
- 2. EXTERIOR FINISHES
- 3. WHITE WOOD TRIM, INTERIOR
- 4. WHITE WOOD TRIM, EXTERIOR
- 5. WHITE WOOD TRIM, PORCH
- 6. EXTERIOR LIGHT FIXTURES
- 7. WHITE WOOD TRIM, INTERIOR
- 8. WHITE WOOD TRIM, EXTERIOR
- 9. WHITE WOOD TRIM, PORCH
- 10. WHITE WOOD TRIM, INTERIOR
- 11. WHITE WOOD TRIM, EXTERIOR
- 12. WHITE WOOD TRIM, PORCH

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 916-927-1555

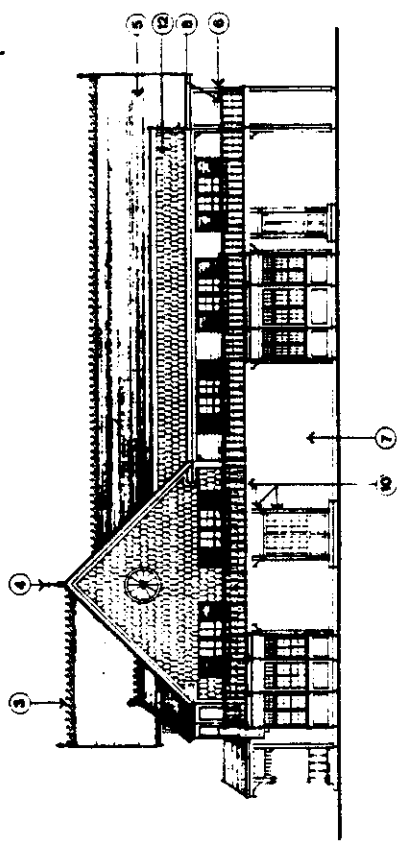
ELEVATIONS

THE BIG YELLOW
1708 TRIBUTE
SACRAMENTO,
FOR: THE BIG YI
HOUSE PARTNE

DATE: 10-27-88	BY: [Signature]
PROJECT: PRELIMINARY EXTERIOR ELEVATION	
DATE: 10-27-88	BY: [Signature]
PROJECT: THE BIG YELLOW	



SOUTH ELEVATION



WEST ELEVATION

ELEVATIONS



NOTES

1. EXISTING BUILDING
2. PROPOSED ADDITION
3. EXISTING ROOF
4. EXISTING WALLS
5. EXISTING WINDOWS
6. EXISTING DOORS
7. EXISTING PORCH
8. EXISTING PATIO
9. EXISTING DRIVEWAY
10. EXISTING GARAGE
11. EXISTING DRIVE
12. EXISTING SIDEWALK
13. EXISTING LANDSCAPE
14. EXISTING UTILITY
15. EXISTING FENCE
16. EXISTING DRIVEWAY
17. EXISTING DRIVE
18. EXISTING SIDEWALK
19. EXISTING LANDSCAPE
20. EXISTING UTILITY
21. EXISTING FENCE

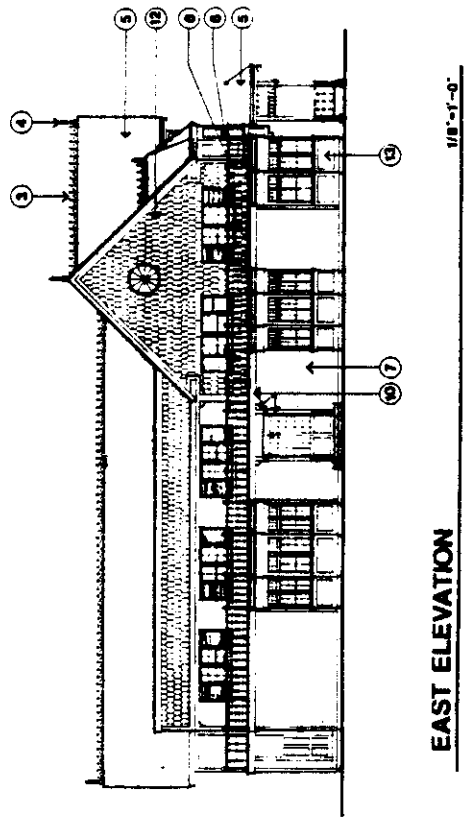
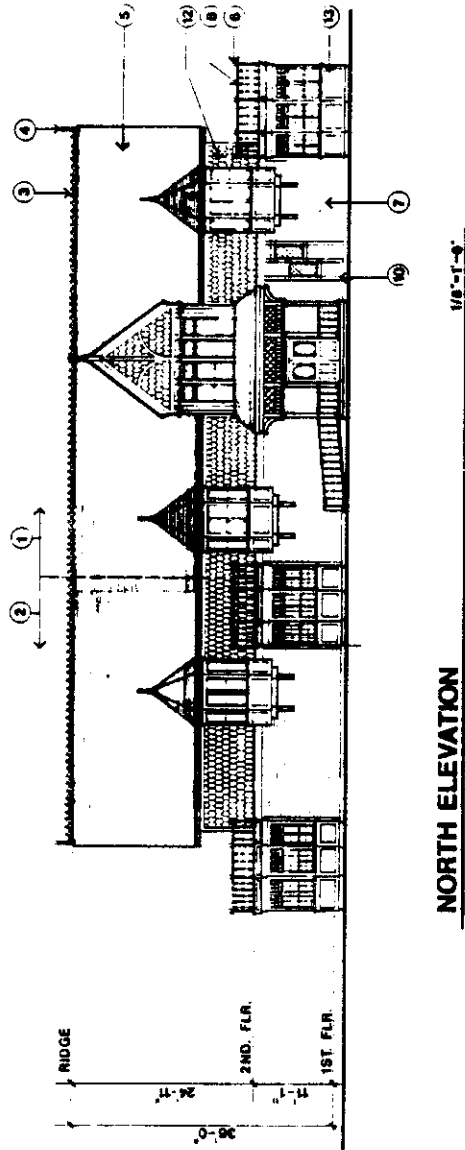
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THE BIG YELLOW HOUSE
 1788 TRIBUTE I
 SACRAMENTO, CA

FOR THE BIG YEL
 HOUSE PARTNER

PRELIMINARY EXTERIOR ELEVATIONS

Project No.	1-MF-99F
Date	10-27-88
Sheet	01 of 5





NO. 088:

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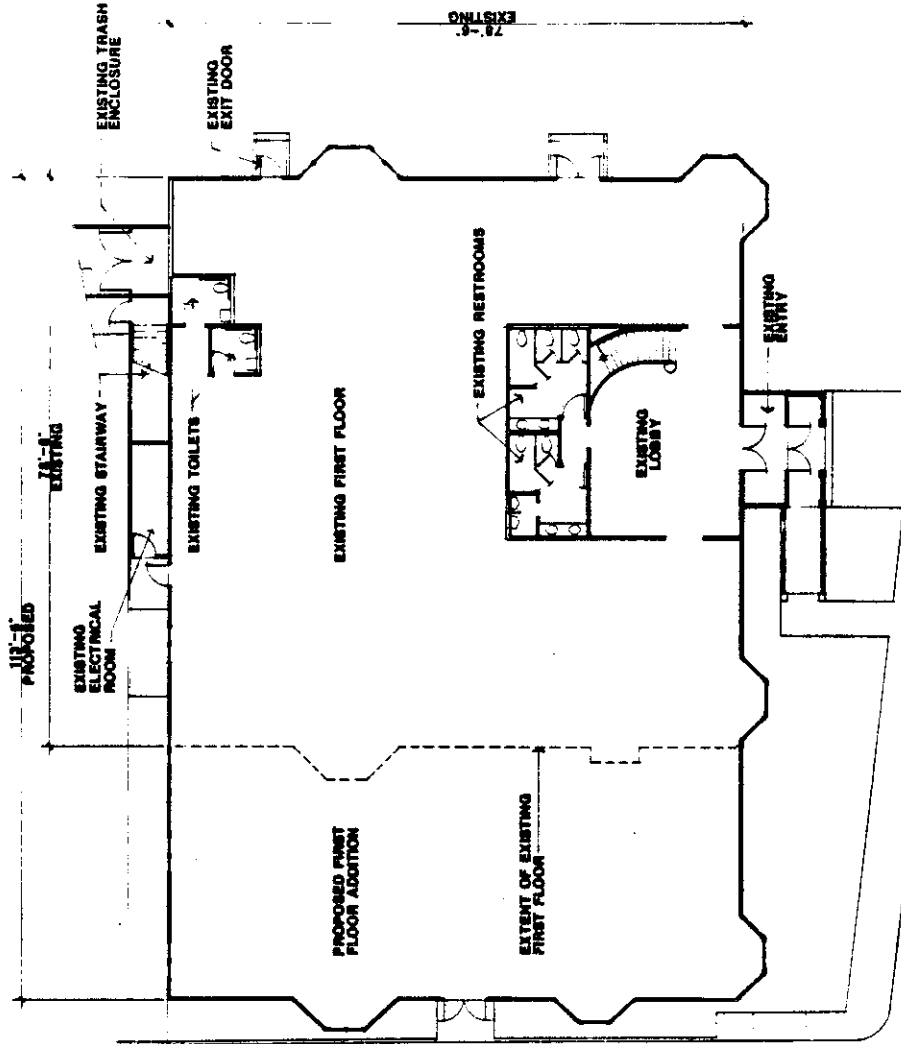
FLOOR PLANS

THE BIG YELLE
1788 TRIBUT
SACRAMENTO

FOR: THE BIG
HOUSE PARTN

DATE: 10-27-96
PROJECT: PRELIMINAR
FIRST FLOOR P1

1-MF-88F
10-27-96
of 5



PRELIMINARY FIRST FLOOR PLAN

1/8"=1'-0"



notes:

Sacramento Architectural Services

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**THE BIG YELLOW H
1788 TRIBUTE RD
SACRAMENTO, CA**

**FOR: THE BIG YEL
HOUSE PARTNERS**

FLOOR PLANS

PROJECT: PRELIMINARY
SECOND FLOOR PL

Sheet
1-MF-88F
10-27-86
of 5

FIRST FLOOR ROOF WITH
PARAPET RAILING (TYPICAL)

EXISTING STAIRWAY

PROPOSED SECOND FLOOR ADDITION

EXISTING SECOND FLOOR

EXTENT OF EXISTING
SECOND FLOOR

OPEN TO EXISTING
LOBBY BELOW

44'-2" EXISTING
21'-5" PROPOSED

40'-0" EXISTING

11'-1" PROPOSED

1/8"=1'-0"

PRELIMINARY SECOND FLOOR PLAN